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BIRCH ESTATES SUBDIVISION SD-2007 - 003

NARRATIVE

The purpose of this Birch Estates Subdivision for David Bowers, is to mark the exterior boundary and establish interior monumentation for 21 lots and "L" Street and "L" Loop Right of Ways. Monumentation from Baker County Partition Plat No. 1996-012 was recovered and found to be within acceptable tolerances and held as the Basis of Bearing as shown hereon.

REFERENCES

Baker County Survey No. 9-40-121BC.
Baker County Partition Plat No. 1996-012.
Baker County Deed No. B06-23-0156.

BIO SWALE EASEMENT

Lot 9 of Birch Estates Subdivision created per this plat, is subject to environmental easement of record in favor of Baker City, Oregon.
Land located in the East half of the Southeast quarter of Section 9, Township 9 South, Range 40 East, Willamette Meridian, Baker City, Oregon, more particularly described as follows:
Beginning at the Northeast corner of Lot 9, S. 06° 46' 58" E., 53.61 feet; thence S. 83° 13' 02" W., 53.42 feet; thence S. 42° 10' 03" W., 41.88 feet; thence S. 83° 13' 02" W., 30.46 feet; thence N. 42° 10' 03" E., 65.23 feet; thence N. 06° 36' 23" W., 43.78 feet; thence N. 87° 58' 30" E., 66.35 feet to the Point of Beginning.

I, Thomas J. Hanley, certify that I have correctly surveyed, monumented and subdivided the land represented on the annexed Birch Estates Subdivision plat in accordance with O.R.S. Chapter 92. The boundary of Birch Estates Subdivision is described as follows;
Land located in the Southeast Quarter of Section 9, Township 9 South, Range 40 East, Willamette Meridian, in Baker City, Baker County, Oregon, consisting of parcel No. 3 of Baker County Partition Plat No. P1996-012, further described as follows;
Beginning at the Northwest corner of the SE¼SE¼ of said Section; thence N. 01° 31' 30" W., 207.82 feet along the East line of Birch Street East Right of Way; thence N. 87° 58' 30" E., 517.73 feet to the Westerly Right of Way line of Interstate Highway I-84; thence S. 06° 46' 58" E., 542.46 feet along said Right of Way line; thence S. 88° 20' 08" W., 423.58 feet; thence N. 2° 11' 39" W., 205.48 feet; thence S. 72° 48' 21" W., 113.87 feet, to Birch Street East Right of Way line; thence N. 02° 11' 39" W., 38.53 feet, along said East Right of Way; thence N. 16° 41' 44" W., 119.79 feet, along said East Right of Way to the Point of Beginning.

Land containing 6.03 acres.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Thomas J. Hanley

OREGON
JULY 13, 1979
THOMAS J. HANLEY
1817

Renews June 30, 2007

DEDICATION

Know all people by these presents that Bower's Properties, LLC., represented by David Bowers the owner/subdivider of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate and caused the same to be subdivided as shown, in accordance with O.R.S. Chapter 92 and dedicate to the public that portion of "L" Street and "L" Loop as shown hereon, and create Lots 1 - 21 as Birch Estates Subdivision.

David Bowers

David Bowers, owner of Bower's Properties, LLC.

ACKNOWLEDGMENT

State of OR } S.S.
County of Baker }

On June 21, 2007 before me did personally appear the within named David Bowers, owner Bower's Properties, LLC., who acknowledged to me that he executed the same freely and voluntarily.



Jennifer G. Watkins
NOTARY PUBLIC

My Commission Expires 9/6/2010

APPROVALS

We the undersigned officers in and for Baker City and Baker County, Oregon do hereby approve this plat of Birch Estates Subdivision.

Chairman Baker City Planning Commission by: Joe J. Blin; Date June 21, 2007 2007.
Baker City Manager by: [Signature]; Date June 21, 2007 2007.
Baker City Surveyor by: Greg Van Dellen PLS 2462; Date June 21, 2007.
Baker County Assessor by: Allen A. Phillips; Date June 21 2007.

I hereby certify that all taxes for the subject property have been paid as required.

Baker County Tax Collector by: Dee Jungfuss; Date 7/2 2007.

State of Oregon } S.S.
County of Baker }

I do hereby certify that the annexed Birch Estates Subdivision plat was received for recording on the 29 day of July, 2007 at 10:28 o'clock A M., and recorded in Baker County records and is hereby approved.

FILED _____
BAKER COUNTY SURVEYOR
SURVEY NO. _____

Baker County Clerk by: *Samara F. Green by Cindy Carpenter, Deputy*